



Town Council Agenda Report

SUBJECT: Site Plan

Application No. SP 11-10-99

Project Name: Nations Rent
Location: 6850 State Road 84

CONTACT PERSON/NUMBER: Scott McClure, Planner II, PH. 797-1072

TITLE OF AGENDA ITEM: Nations Rent Modification

REPORT IN BRIEF: The proposed request adds a fourth floor to the office building and increases the building height of the building from 45.33 feet to 62.5 feet to the top of the building parapet and 66.6 feet to the top of the stairwell parapet. The building facade will change from black metal siding and white stucco walls to the front half of the building having a dark glass curtain wall with bronze anodized framing. The back half of the building will have white scored stucco walls with dark glass windows. The total site requires 356 parking spaces, the proposed site plan provides for a total of 379 parking spaces (including 6 truck parking spaces). In addition, the fuel pump island has been relocated, parking has been reconfigured on the east end of the rental building, the landscape area has been reduced to provide for a more efficient radius to the drive aisle and a 5' concrete sidewalk has been added to the head to head parking island in the rear of the office building.

PREVIOUS ACTIONS: The site plan was previously approved by Town Council on February 17, 1999.

CONCURRENCES: *Based upon the above, staff recommends approval of application SP 11-10-99 subject to the following.*

1. Installing any additional landscape material required by the Town Landscape Inspector and/or Town Landscape Architect, prior to receiving a Certificate of Occupancy.
2. Extending the landscape islands east of the office building to the full depth of the truck parking spaces.
3. The Engineering Department reviewing and approving the parking lot reconfiguration, prior to permit review.

RECOMMENDATION(S): Site Plan Committee Recommendation: Mr. Arnold made a motion, seconded by Mr. Amos, to approve subject to staff's recommendation number three noting that the petitioner needed to work with Engineering for approval of the reconfiguration of the lot and to address the issue of extending the landscape islands; that the overall height of the trees at the front of the building be 20 to 25 feet, and that the oaks could be switched with palms. **(4-0)** December 7, 1999

Attachment(s): Planning Report, Subject Site Map, Land Use Map, Aerial

Application #: SP 11-10-99
Nations Rent Office Building Modification

Revisions:

Exhibit "A":

Original Report Date: December 1, 1999

**TOWN OF DAVIE
Development Services Department
Planning & Zoning Division Staff
Report and Recommendation**

APPLICANT INFORMATION

Owner

Name: Nations Rent, Inc.

Agent:

Name: G. T. McDonald Enterprises,
Inc.

Address: 450 East Las Olas Blvd., #1400

Address: 7951 SW 6 Street, Suite. 112

City: Ft. Laud., FL 33301

City: Plantation, FL 33324

Phone: (954)

Phone: 954-475-8332

BACKGROUND INFORMATION

Application Request: Site Plan Modification approval

Address/Location: 6850 State Road 84

Land Use Plan Designation: Industrial

Zoning: M-4 (County)(Forman Agreement)

Existing Use: The subject site is currently under construction.

Proposed Use: Construction Equipment Rental and Office Facility for Nations Rent

Parcel Size: 10.40 acres

Surrounding Land Use:

North: Traffic way

South: Industrial

East: Public Storage

West: Industrial

Surrounding Zoning:

North: State Road 84

South: M-4, Limited Heavy Industrial District (Broward County) (Forman Agreement)

East: M-4, Limited Heavy Industrial District (Broward County) (Forman Agreement)

West: M-4, Limited Heavy Industrial District (Broward County) (Forman Agreement)

ZONING HISTORY

Previous Requests on Same Property: A site plan was approved on August 18, 1999 by Town Council for a three story office building with related parking.

DEVELOPMENT PLAN DETAILS

Development Details:

The Applicant's SUBMISSION indicates the following:

1. *Building:* The proposed request adds a fourth floor to the office building and increases the building height of the building from 45.33 feet to 62.5 feet to the top of the building parapet and 66.6 feet to the top of the stairwell parapet. The building facade will change from black metal siding and white stucco walls to the front half of the building having a dark glass curtain wall with bronze anodized framing. The back half of the building will have white scored stucco walls with dark glass windows.
2. *Access points/number of parking spaces:* The office building originally required 230 parking spaces. The additional floor increases the area by 17,616 square feet which requires a total of 293 parking spaces. The total site requires 356 parking spaces the proposed site plan provides for a total of 379 parking spaces (including 6 truck parking spaces). In addition the fuel pump island has been relocated, parking has been reconfigured, on the east end of the rental building the landscape area has been reduced to provide for a more efficient radius to the drive aisle, and 5' concrete sidewalk to the head to head parking island in the rear of the office building.

3. *Drainage/Open Space information:* 20% open space is required with 41.33% provided.
 4. *Site:* The existing site has been redesigned to accommodate the increase in floor area of the office building. The new parking layout meets the current engineering and fire codes.
 5. *Landscaping:* A landscape plan has not been submitted with this request. Staff requests that the applicant meet with the Town Landscape Architect to review the landscaping adjacent to the building, in order to provide additional landscape material to accommodate the increase in building height.
 6. *Signage:* Signage is not affected by this request.
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Summary of Significant Development Review Agency Comments

None

Applicable Codes and Ordinances

The effective code of ordinances governing this project is the Broward County Code as modified by the Forman Annexation Agreement.

Comprehensive Plan Considerations

Planning Area: The proposed project is within the Planning Area 6 which is predominantly industrially zoned, and land used plan designated Regional Activity Center and Industrial. Commercial Flex has been applied to lands formally designated industrial on both sides of the Davie Road corridor between State Road 84 and Nova Drive, which are now designated Regional Activity Center.

Broward County Land Use Plan: The subject site is located within Flexibility Zone 99 and on Parcel A of the "College Avenue Plat" with a note restricting the use for industrial use.

Staff Analysis and Findings of Fact

The proposed site plan meets all of the applicable codes and ordinances and is consistent with the Forman Annexation Agreement.

Staff Recommendation

Recommendation: Based upon the above, staff recommends approval of application SP 11-10-99 subject to the conditions listed below:

1. Installing any additional landscape material required by the Town Landscape Inspector and/or Town Landscape Architect, prior to receiving a Certificate of Occupancy.
2. Extending the landscape islands east of the office building to the full depth of the truck parking spaces.
3. The Engineering Department reviewing and approving the parking lot reconfiguration, prior to permit review.

Site Plan Committee

Site Plan Committee Recommendation: Mr. Arnold made a motion, seconded by Mr. Amos, to approve subject to staff's recommendation number three noting that the petitioner needed to work with Engineering for approval of the reconfiguration of the lot and to address the issue of extending the landscape islands; that the overall height of the trees at the front of the building be 20 to 25 feet, and that the oaks could be switched with palms. (4-0) December 7, 1999

Exhibits

1. Subject Site Map
2. Land Use Map
3. Aerial

Prepared by: _____

Reviewed by: _____

er Canal

State Rd 94

N. New River Canal

CC

M-3
(Old Code)

M-2

M-3
(Old Code)

SUBJECT
SITE

M-4
(County)

A-9
(County)

SW 2nd St

15 14
22 23

PETITION NUMBER
SP 11-10-99

N
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PREPARED 12/1/99
BY THE PLANNING &
ZONING DIVISION



